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**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** COVINGTON (Formerly HARP) ESTATES SITE PLAN  
(PROPOSED 124 UNITS MULTI-FAMILY)  
**PROJECT LOCATION:** TEMPLE HILL ROAD (NYS RT. 300)  
SECTION 65 – BLOCK 2 – LOTS 1.1, 1.2, & 3  
**PROJECT NUMBER:** 01-41  
**DATE:** 25 SEPTEMBER 2002  
**DESCRIPTION:** THE APPLICATION PROPOSES THE DEVELOPMENT OF THE 3 TAX PARCELS  
WITH 124 MULTI-FAMILY HOUSING UNITS. THE APPLICATION WAS  
PREVIOUSLY REVIEWED AT THE 13 JUNE 2001,  
10 OCTOBER 2001 AND 22 MAY 2002 PLANNING BOARD MEETINGS. THE  
APPLICATION IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS  
MEETING.

1. The property is located in the R-5 Zoning District of the Town. It is also in the designated Historic Corridor (400 ft. back from right-of-way). As previously noted, the bulk information is correct as presented.
2. The Board should receive comment from the public, but defer any action at this time both for SEQRA and site plan. Note that the following items remain "open" issues:
  - The Applicant must receive final approval from the Town Board for the extension of the water district to service this development.
  - Final review must be made to verify adequate sewer collection capacity.
  - NYSDOT Planning and Traffic & Safety approval must be obtained and traffic impact resolved, prior to closing SEQRA.
  - Plans must be complete, with all details and information previously requested.

Respectfully Submitted,

  
Mark J. Edsall, P.E., P.P.  
Planning Board Engineer

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